

CONFIDENTIAL

*HAC Sec Misc  
Budget*

OCA 86-3758  
5 November 1986

MEMORANDUM FOR THE RECORD

SUBJECT: HAC S & I Team Meeting with the DDA and the  
Director of Logistics

1. Today, 5 November 1986, Al Boudreau and Ron Carpenter, House Appropriations Committee Surveys and Investigations Staff met with Deputy Director for Administration Donnelly to discuss their investigation into the current and projected real estate costs for the Agency in the Washington, D.C. metropolitan area. Mr. Donnelly's deputy, Hank Mahoney, and John Ray, Director of Logistics, attended along with the undersigned.

2. In response to Mr. Donnelly's question, Boudreau said that their main tasks were to look into the space utilization, security and other costs of the new Headquarters building. They are also interested in the overall use of buildings in the greater metropolitan area. They will attempt to make cost comparisons between our buildings and those constructed for similar purposes by NSA and DIA. They will want to determine whether the Agency is subject to the same real estate and construction regulations as the rest of the federal establishment. Boudreau said their investigation will take about three months.

3. Mr. Donnelly said that his objective as the DDA is to consolidate the Agency workforce from the 23-24 facilities currently occupied down to ten or less. He explained the factors driving that decision. He went on to explain the increases in the size of the Agency workforce since 1980 and the impact that increase has had on our space needs.

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OCA [redacted] (6 November 1986)

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**CONFIDENTIAL**

MEMORANDUM FOR THE RECORD

FROM: [REDACTED]

Chief, Configuration Management Staff,  
Facilities Management Division (FMD), OL

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SUBJECT: Discussion Between HAC/S&I and [REDACTED]  
About Space Allocation and Space Records.

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1. Mr. Boudreau and Mr. Carpenter meet with [REDACTED] from 9:30 A.M. to noon 12 November 1986. In general they asked questions about the size of my staff, the various record systems used or being developed to keep track of space utilization, how we made projections for future space needs. They asked about the sequence of events that led to a decision to consolidate at Reston. They asked if there were any comparative cost studies. The last paragraph of this memo lists the documents of which they requested copies.

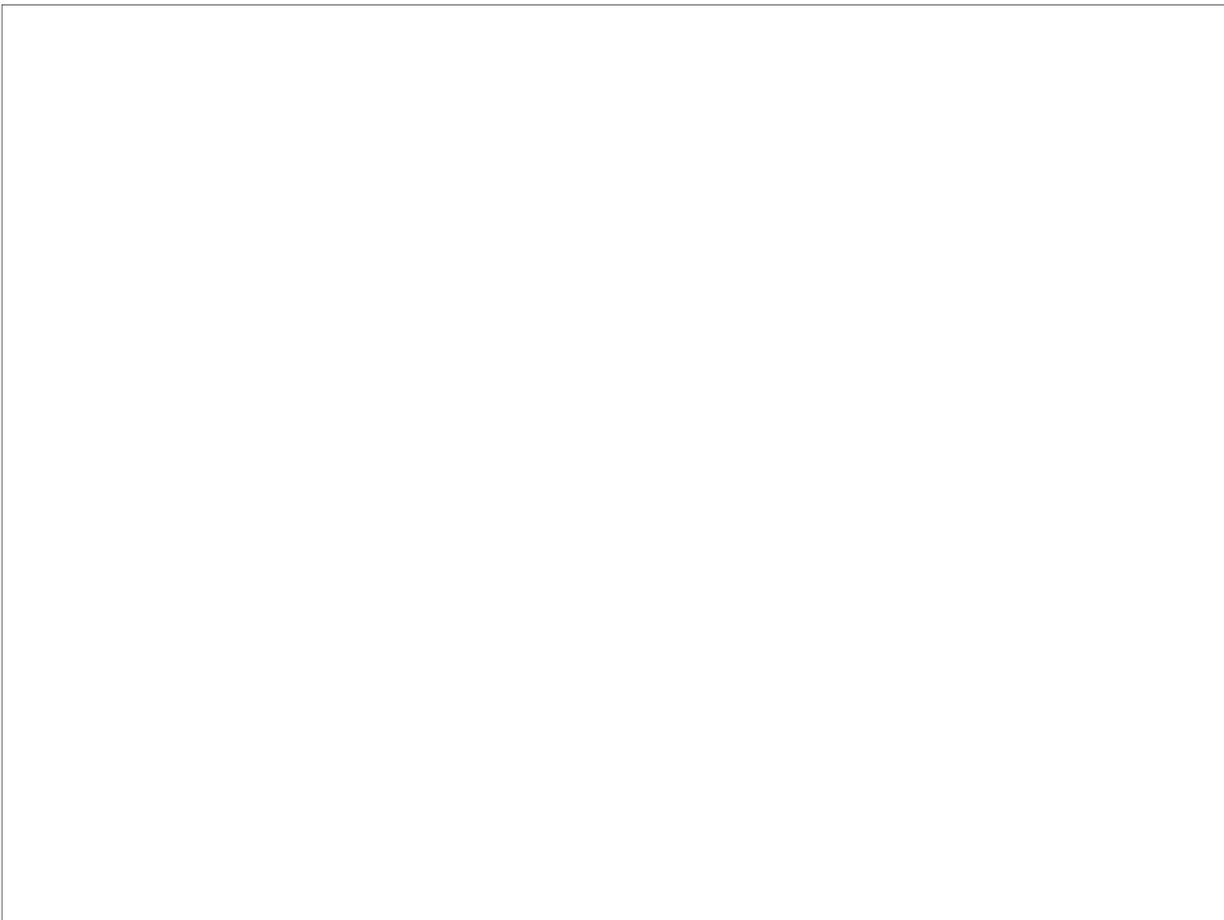
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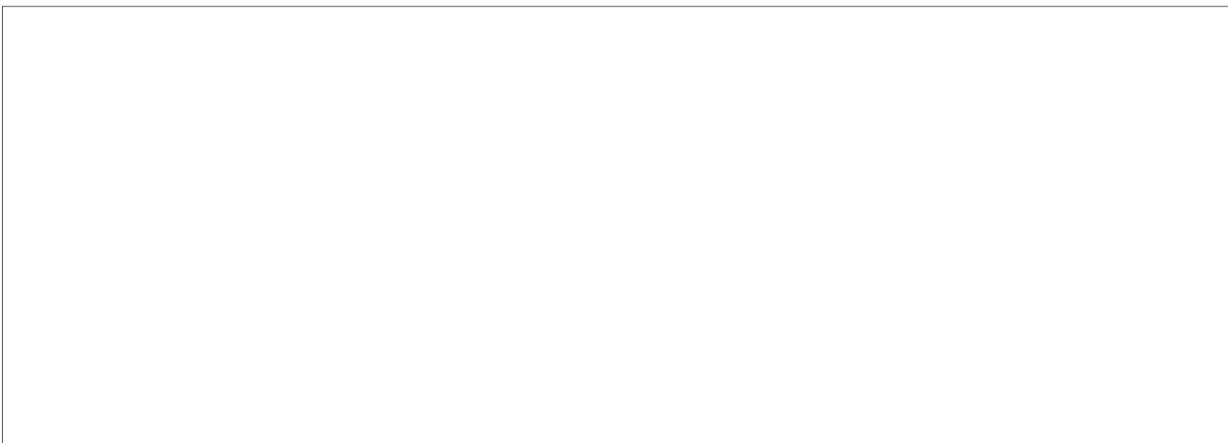
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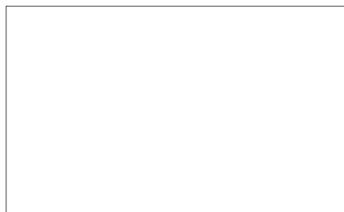


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3. Copies of Documents were requested. They will be delivered Thursday 13 November 1986.

- a. View graphs of Oct 1985 HMB w/Option 5.
- b. Minutes of HMB meetings Oct 7, 1985, and January 7, 1986.
- c. Copy of Space Allocation Document, #099 will be provided.



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MEMORANDUM

MEMORANDUM FOR THE RECORD

FROM:   
Chief, Operations, Facilities  
Management Division, OL

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SUBJECT: Discussing with HAC/S & I on  
New Headquarters Building

1. On 13 November 1986 Mr. Boudreau and Mr. Carpenter met with Chief and Deputy Chief of New Building Project Office, and Chief, Operations, Facilities Management Division from 1330 hours until 1500 hours on the referenced subject.

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d) Question: Was any purchase of land required for the New Headquarters Building?

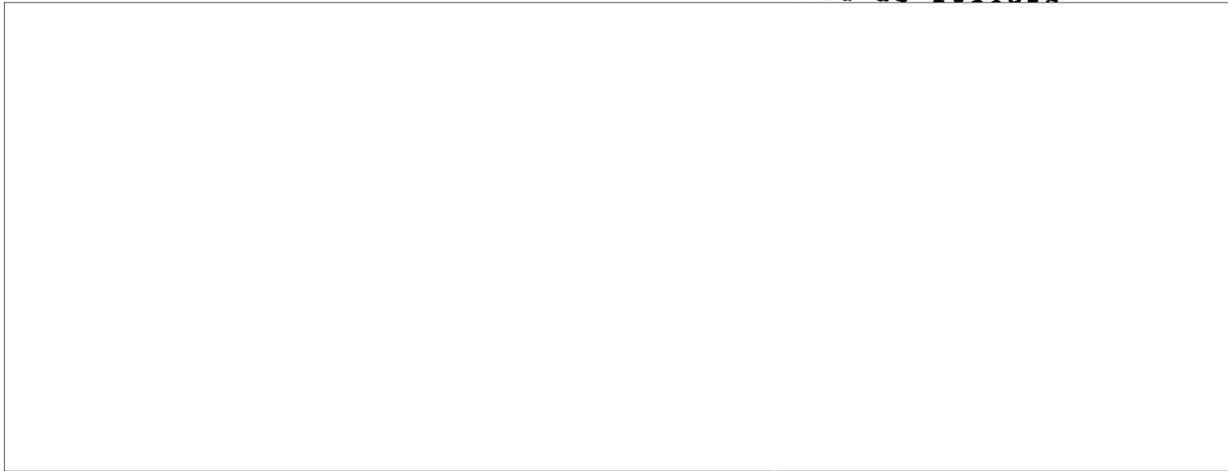
Response: No.

OL 10271 01

**SUBJECT: Discussing with HAC/S & I on  
New Headquarters Building**

**e) Question: Describe the A-E selection process.**

**Response: Thirty-five firm expressed interest in the building design and an Agency A-E Section Board (4 Agency and 1 GSA) ranked the firms and selected the top three for in-depth interviews. On the basis of technical expertise the firms were ranked as follows.**



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MEMORANDUM FOR THE RECORD

FROM: [REDACTED]

Chief, OL/B&F

SUBJECT: MEETING WITH HAC S&I

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1. Mr Boudreau and Mr Carpenter met with [REDACTED] and [REDACTED] on 18 November from 0900 to 1045. In general they were interested in the type of information that is available to them in OL/B&F. General financial systems and reports were discussed with them and they reviewed the operation of the GIMS system. They were provided a copy of the May 1986 Monthly Construction Report (att) and an analysis (att) prepared by [REDACTED] regarding external buildings costs and relinquishments. Regarding the later, they were advised that the analysis was dated and has been overtaken by events. They indicated that they understood and just wanted to review the type of analysis that was done.

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17 November 1986

MEMORANDUM FOR THE RECORD

SUBJECT: Meeting with Messrs. Al Boudreau and Ron Carpenter,  
Committee on Appropriations, Surveys and  
Investigations Staff

1. The staffers met with Chief, RECD from about 0930 until  
1530 with on-and-off representation from [redacted]

[redacted] Attachment A contains copies of all the  
documents provided this date. They additionally asked for the  
final version (Comptroller's) of the A104 Study, background  
information on the A104 Study, and a copy of the results of  
[redacted] surveys for office space. These reports will be  
provided in the near future. During the discussions they  
targeted on the following topics:

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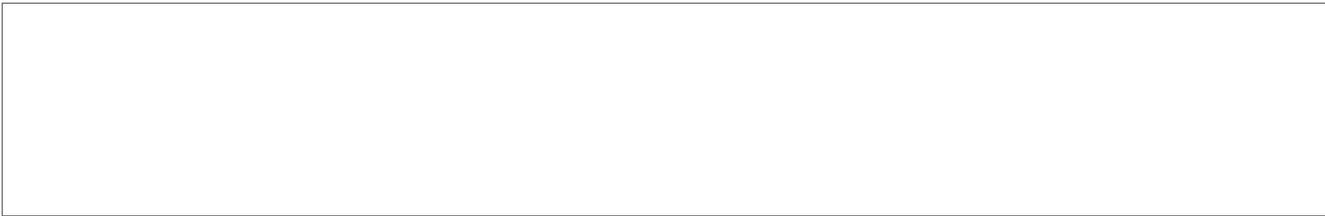
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**SUBJECT: Meeting with Messrs. Al Boudreau and Ron Carpenter**



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3. In closing, it was stated periodically throughout the discussions that the space planning and policy arm is represented by [redacted], the Configuration and Management System, the EXDIRs. The implementing arm is RECD. Coordination and communication is close with information and data flowing both ways, but Hawk et al plans for and approves; RECD et al designs, constructs, and accomplishes.

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**Attachment**

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**Distribution:**  
Orig. - D/L

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OL/RECD



(17 November 1986)

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24 November 1986

MEMORANDUM FOR THE RECORD

Subject: Discussion with Rogers Stewart-GSA regarding a visit by Al Boudreau - HAC/S&I Staff

In responding to a phone message for [redacted] from Rogers Stewart - Acting Director, Real Estate Division, Nat'l Capital Region, GSA, I learned that Al Boudreau has scheduled a meeting with Mr. Stewart to discuss the [redacted] facilities lease. The meeting is to take place at Rogers' office on 25 November at 1:00PM. Rogers was interested in any background information that could be provided relative to Al's visit.

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I told Rogers that Al's visit is legitimate; that we're discussing the Agency's present and future real estate needs in the capital area with Al and Ron Carpenter who represent the HAC; that both Al and Ron have Agency security tickets, and that discussions on their present inquiries are limited to the SECRET level. I recommended that he (Rogers) respond fully to Al's questions, but not expand discussions beyond the bounds of answering specific questions. I also informed Rogers that information we've provided Al so far is limited to overt Agency facilities.

Rogers said that if his discussion with Al involves only the [redacted] facilities, it will be a short meeting since he knows little about the subject beyond what he's read in the papers. He said he would call back after the meeting to let us know what was discussed.

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OGC-86-53089

26 November 1986

**MEMORANDUM FOR:** Executive Officer, Office of Logistics

**FROM:** [redacted]  
Associate General Counsel

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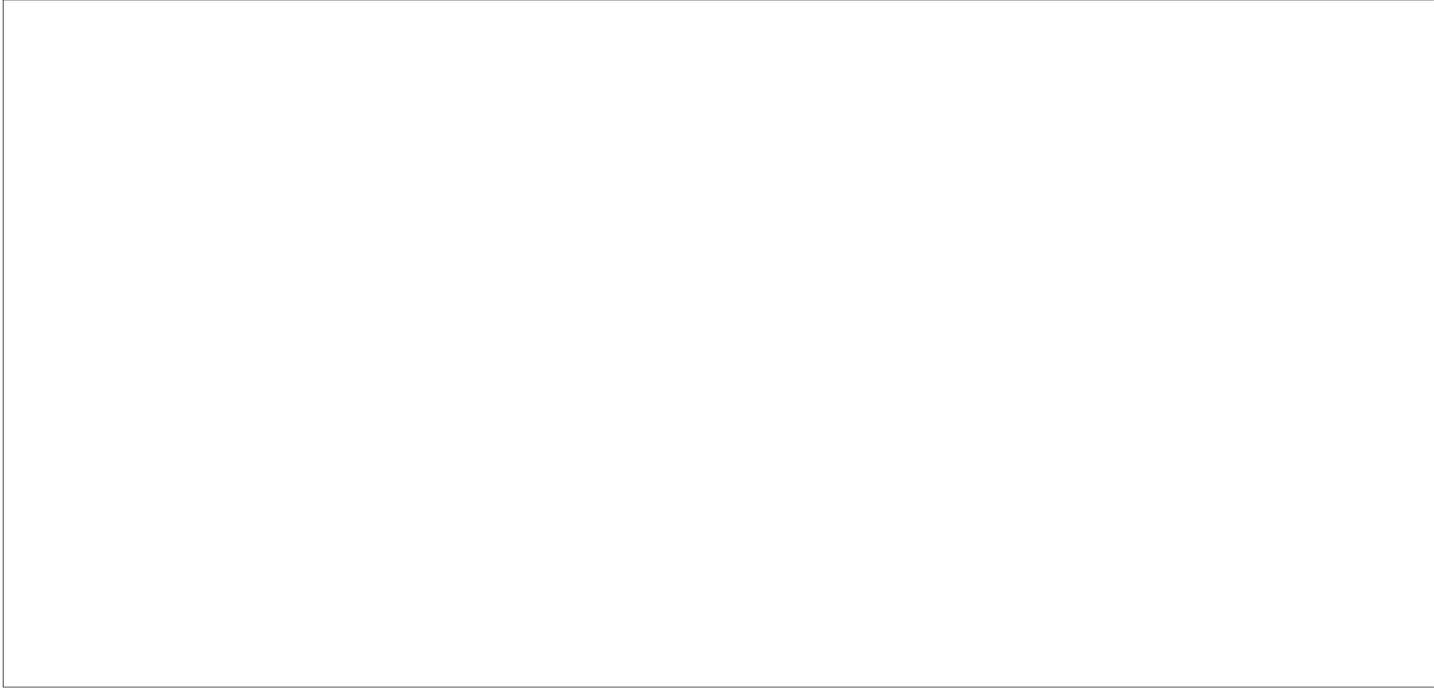
**SUBJECT:** 21 November 1986 Meeting with Messrs.  
Ron Carpenter and Al Boudreau

1. At their request, the undersigned met with Ron Carpenter and Al Boudreau to discuss the general legal basis of the Agency's leasing authorities, and in particular the acquisition of [redacted]

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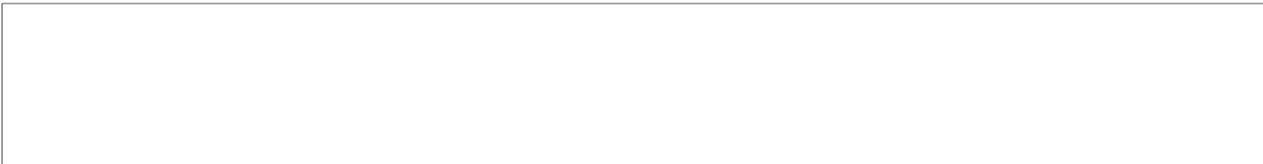
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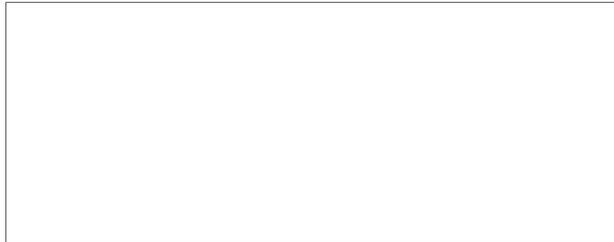


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7. Messrs. Carpenter and Boudreau requested copies of the CIA Act, three House and Senate reports on the Act, and a Comptroller General opinion which I had cited. All of these materials were provided, copies of which are attached.



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